

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 2nd December 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/44njtB2mtVQ>

Present:

Committee Members

Quorum minimum of six members

Cllr Ancrum – Mayor	Apologies	Cllr Layne	Present
Cllr Camp – Chair	Present	Cllr Michaelides	Present
Cllr Dr Canet	Present	Cllr O’Hara	Apologies
Cllr Clayton	Present	Cllr Shea	Present
Cllr Daniell – Deputy Leader	Apologies	Cllr Skinner OBE – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Varley	Present
Cllr Granville	Present	Cllr Willis	Apologies
Cllr Gustard	Present	Cllr Wightman – Leader	Present

Also in attendance:

Town Clerk
Planning Committee Clerk
SDC Councillor, Cllr Purves
8 Members of the Public

PUBLIC QUESTION TIME

None.

450 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

451 DECLARATIONS OF INTEREST

a) Representation was received and forwarded to all Councillors, objecting to the following application:

- **[Plan no. 2] 24/01339/FUL – Former Site of the Farmers, London Road**

b) Councillor Camp declared that she had previously approached the owner and agent of the following application to prompt their action on the vacant Farmers site. She confirmed that she did not have an interest in the application itself, and remained open minded to its contents:

- **[Plan no. 2] 24/01339/FUL – Former Site of the Farmers, London Road**

452 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 18th November 2024.

It was RESOLVED that the minutes be approved.

453 DEVELOPMENT MANAGEMENT COMMITTEE

It was noted that the following planning application had been scheduled for consideration by Sevenoaks District Council's Development Management Committee on 28th November 2024. Cllr Shea reported however, that the application had been withdrawn from the Development Management Committee Agenda due to Officers noting that there were considerably more changes proposed than those outlined in the description. The application had therefore been reconsulted upon and would be considered by the Planning & Environment Committee on 16th December 2024.

- **24/01543/MMA – 63 Bosville Drive**

454 APPEALS

The Committee noted that the following Appeal had been DISMISSED by the Planning Inspector and planning permission refused for the following proposed development:

- **APP/G2245/W/24/3343221: 23/02649/FUL – 9 Crownfields – erection of a detached dwelling with associated parking**

455 CASE OFFICER'S APPRAISAL OF 24/02049/HOUSE

The Committee received and noted copy of the Case Officer's appraisal report of the below application, which had been approved contrary to both Town Council and Conservation Officer advice:

- **24/02049/HOUSE – 49 St Botolphs Road**

456 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

a) The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee, received during the two weeks ending 25th November 2024.

b) The Planning Committee Clerk summarised that the Planning Officer had disagreed with the Town Council's consideration of the proposals under 24/02499/HOUSE being harmful to amenity and out of character, however the decision under 24/02577/LBCALT were in line with the Town Council's comments due to its recommendation for approval being dependent on the Planning and Conservation Officer being satisfied with the designs and materials for the key listed building.

457 PLANNING APPLICATIONS

a) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement. The meeting remained adjourned while Councillors asked clarifying questions of both speakers.

- [Plan no. 2] 24/01339/FUL – Former Site of the Farmers, London Road (Against)
- [Plan no. 2] 24/01339/FUL – Former Site of the Farmers, London Road (For)

b) The Committee considered planning applications received during the two weeks ending 25th November 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

458 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued detailing the Town Council's recommendation on the Former Site of the Farmers planning application, expressing its support for the site's development and reluctant recommendation for refusal due to concerns with the designs.

There being no further business the Chair closed the meeting at 8:56pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 2-12-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00040/HOUSE	Summer Aucoin 10/12/2024	Cllr Michaelides	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs T Martin		25 The Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/11/24	

24/00040/HOUSE - Amended plan

Convert the loft space into habitable space with 3no dormers to the front, side and rear elevations. Alterations to fenestrations including new double glazed bays to the front, small upstairs window to front and side, plus barge boards, soffits and fascia and guttering throughout.

A summary of the main changes are set out below:

The applicant has updated the plans with the side dormer now featuring fewer windows. Two rooflights have been added.

Comment

Sevenoaks Town Council recommended approval, providing:

- The Planning Officer is satisfied that there will be no loss of privacy to the neighbours at No. 27
- The Conservation Officer is satisfied that there will not be a negative impact on the Vine Conservation Area.
- A condition being added which restricts the windows to being only partially openable.

Planning Applications Considered

Applications considered on 2-12-24

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01339/FUL	Sean Mitchell 05/12/2024	Cllr Skinner	NTR Planning Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Conneally	Former Site of the Farmers	London Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/11/24	
Erection of a 6 storey building comprising 56 apartments, 697sqm of commercial floorspace (ground floor) and associated 3 disabled parking bays and landscaping. Solar panels.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- The scale and massing of the development is out of character with other existing and new developments in the area;
- It would have an overbearing impact on houses on St Botolphs Avenue, with the potential for serious overlooking into neighbouring gardens and houses;
- As currently proposed, the application does not include a Transport and Travel Plan, which is needed to demonstrate that the site and existing transport facilities can indeed support a carless development;
- There is a serious deficit on Biodiversity gain, given the original green state of the previous permission and the requirement under Sevenoaks Town Neighbourhood Plan Policy L1 for new development to deliver a 10% net gain in biodiversity.
- Lack of any affordable housing or contribution towards delivering it offsite - both of which the Town Council notes were conditioned on the previous Appeal decision for development on this site.

Informative:

Sevenoaks Town Council advised that consideration must also be given to the improving both design and pedestrian safety of the very busy junction where Hitchen Hatch Lane and London Road intersect.

In addition, the Town Council considered that these proposals should have first been submitted to a Design Review Panel prior to the planning application stage in order to address such concerns. This as per the Sevenoaks Town Neighbourhood Plan under Aim C6, which states that "The Town Council will normally require major planning applications or sites within sensitive locations, to be submitted to a Design Review panel for review early in the planning process".

Planning Applications Considered

Applications considered on 2-12-24

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01962/FUL	Samantha Yates 04/12/2024	Cllr Daniell	7 Acorns Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D Vincent	Unit 5, Morewood Close Industr	Morewood Close	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/11/24	

24/01962/FUL - Amended plan

Change of use of part of the building into a Childrens Day Nursery.

A summary of the main changes are set out below:

Site Plan showing vehicle parking, cycle parking and entrance gates.

Comment

Proposed by Cllr Gustard with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied by the noise impact assessment and the provision of outdoor space.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02413/HOUSE	Abbey Aslett 05/12/2024	Cllr Shea	Blackburn Architect Limite
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr I Osburn	Pounsley House	Pounsley Road	Adjoining Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/11/24	

24/02413/HOUSE - Amended plan

Extend roof, insert new dormers, roof lights, and juliet balcony. Demolish side extension, to be replaced with new single storey, flat roofed, extension with roof lanterns. New rear conservatory to replace existing. Infill extension to rear. Changes to fenestration. Demolish existing garage and laundry building and construct ancillary annexe building. Demolish two outbuildings. Erect two new free-standing car ports.

A summary of the main changes are set out below:

New bat mitigation plan.

Comment

Sevenoaks Town Council did not comment, as the proposals are outside the Sevenoaks Town boundary.

Planning Applications Considered

Applications considered on 2-12-24

5	Plan Number	Planning officer	Town Councillor	Agent
	24/02703/HOUSE	Christopher Park 06/12/2024	Cllr Clayton	DHA Planning
Applicant		House Name	Road	Locality
The Police and Crime Commiss			6 Wickenden Road	Eastern
Town		County	Post Code	Application date
				15/11/24
Demolition of existing single-storey extension to be replaced with a two-storey front, side and rear extension. Changes to fenestration. Demolition of garage and construction of cycle store.				

Comment

Sevenoaks Town Council recommended approval, provided:

- The Planning Officer is satisfied that there is no overshadowing of the rear windows of the neighbour at No. 8
- That a strong condition be applied both during and after construction to protect the culvert which runs along the side of the house and drains the Hartsland and Hollybush areas
- That a condition also be set restricting surface water runoff from being diverted to the sewer
- That expert advice first be sought to ensure that there is no risk of flooding or sewerage contamination.

6	Plan Number	Planning officer	Town Councillor	Agent
	24/02723/HOUSE	Stephanie Payne 04/12/2024	Cllr Gustard	Paben Construction
Applicant		House Name	Road	Locality
Mr R Black			53 The Rise	Kippington
Town		County	Post Code	Application date
				13/11/24

24/02723/HOUSE - Amended plan

Demolition of storage sheds and replacement with a studio/store outbuilding.

A summary of the main changes are set out below:

Revised plans have been provided which corrects a missing windows and confirms the materials for the proposed outbuilding.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no loss of amenity to neighbours.

7	Plan Number	Planning officer	Town Councillor	Agent
	24/02788/HOUSE	Christopher Park 13/12/2024	Cllr Varley	Octopus Energy Services
Applicant		House Name	Road	Locality
Mr D Clarke		The Garden House	96A Weald Road	Kippington
Town		County	Post Code	Application date
				22/11/24

Installation of Air Source Heat Pump.

Comment

Sevenoaks Town Council recommended approval, subject to the Environmental Health Officer and Planning Officer being satisfied:

- With the noise assessment, and
- That there will be no loss of amenity on neighbouring properties

Planning Applications Considered

Applications considered on 2-12-24

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02824/FUL	Stephanie Payne 13/12/2024	Cllr Gustard	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent Wildlife Trust		Sevenoaks Common	Letter Box Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/24
Installation of 1 no. lecturn style information board.				

Comment

Sevenoaks Town Council did not comment, being the landowner.

Informative:

It was noted that the Town Council had not received a Certificate B or notification of the proposals prior to being consulted on this planning application. This would be followed up separately.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02860/HOUSE	Stephanie Payne 05/12/2024	Cllr Willis	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Kate Drummond Trust			10 Oak Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/12
Revised drive access. Two storey extension to West side and two storey extension to rear and East side. Landscaping and new fencing.				

Comment

Proposed by the Chair with Cllr Willis' apologies:

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied with the building materials and design,
- That the extension neither overlooks or intrudes on the neighbours
- Consideration of Kent Highways' comments on ensuring that there are adequate sight lines on either side of the exit, with assurance that any fencing and landscaping will not negatively impact sightlines for traffic either joining the road from neighbouring houses, or on the road approaching the bend.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02890/CONVAR	Abbey Aslett 11/12/2024	Cllr Camp	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Featherstone Homes S.E Ltd			53 Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/12
Removal of condition 9 (Biodiversity Gain Plan and Biodiversity Management and Monitoring Plan) of 24/00275/FUL to Demolition of existing dwelling; erection of 3no. Dwellings with amended access and all associated works.				

Comment

Sevenoaks Town Council did not comment, being the direct neighbour of the development site.

Planning Applications Considered

Applications considered on 2-12-24

11	Plan Number 24/02898/HOUSE	Planning officer Summer Aucoin 11/12/2024	Town Councillor Cllr Clayton	Agent Sevenoaks Plans Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Howe			54 Cobden Road	Eastern
Town		County	Post Code	Application date
				20/11/24
Demolition of existing conservatory at side. Erection of ground floor rear and side extension on the same footprint as the existing conservatory. Parapet wall at side. Installation of rooflights on new flat roof.				

Comment

Sevenoaks Town Council recommended approval.

12	Plan Number 24/02904/FUL	Planning officer Samantha Yates 06/12/2024	Town Councillor Cllr Granville	Agent N/A
Applicant		House Name	Road	Locality
Mr J Moir		Park Grange Cottage	Solefields Road	Town
Town		County	Post Code	Application date
				15/11/24
Purpose built metal bard for storage.				

Comment

Sevenoaks Town Council recommended approval.

13	Plan Number 24/02938/HOUSE	Planning officer Summer Aucoin 12/12/2024	Town Councillor Cllr Camp (on behalf of Eastern	Agent WealdDesigns
Applicant		House Name	Road	Locality
Mr L Davis			33 Prospect Road	Eastern
Town		County	Post Code	Application date
				21/11/24
Loft Conversion with dormer extension to rear, enlarged dormer and rooflight to front.				

Comment

Proposed by the Chair:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there will be no overlooking or loss of amenity to neighbours either side.